

LEWENSHOPE HOPE

BY YARROW • SELKIRKSHIRE



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*A secluded former shepherds' cottage
with excellent 'green' credentials*

Accommodation and amenities

Hall • Open plan living room/dining room • 3 bedrooms
2 bath/shower rooms • Kitchen • Mezzanine floor/sleeping area

Fuel stores and outbuildings • Orchard • Vegetable garden

"Home-grown" energy

In all about 27.62 acres

Edinburgh 37 miles • Selkirk 7 miles • Yarrow 3 miles
(Distances approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Lewenshope Hope is situated approximately 2 miles north of the Yarrow Water and the A708, near the head of the Lewenshope Burn in a valley that forms a spur to the Yarrow valley. It is located in spectacular countryside with dramatic heather clad hills and extensive forests that cover the landscape between the River Tweed and Yarrow Water. Selkirk (7 miles) provides a good range of local services. Local schooling includes Yarrow primary school (approximately 3 miles) and Selkirk High School. Edinburgh is accessible by road via Selkirk or Innerleithen.

This part of the Borders contains some of the most beautiful and unspoilt countryside in southern Scotland with its rolling hills, farms and endless opportunities for outdoor recreational activities, including sailing at St Mary's Loch, hill walking, game shooting, riding, fishing, cycling, mountain biking and golf. Selkirk is world famous for its annual Common Riding.

Directions

The entrance to the track leading to Lewenshope Hope is a field gate from the A708. It is in the area known as Old Tinnis, about 1 mile west of Yarrowford. At this point the road dips to a bridge which crosses the Lewenshope Burn; the field gate is to the Yarrowford side of this bridge.

Historic Note

Noted for its scenic beauty, the Yarrow valley is celebrated in the great oral tradition of ballads and folklore and in the verses of James Hogg, the Ettrick shepherd. The surrounding area has an interesting history. The house stands below the Minch Moor road (now part of the Southern Upland Way) and its associated tales of the 'Outlaw Murray'. Local tradition maintains that after his defeat at the battle of Philliphaugh, Montrose may have hidden his army pay chest somewhere on his way past Lewenshope; the sellers have not found it!

Description

Lewenshope Hope, a former shepherds' cottage, of which the older parts are constructed of stone under a slate roof, dates from 1860. It occupies a beautiful position in dramatic countryside. In recent years the cottage has been significantly improved and extended, thereby increasing the living space/accommodation. It is now a

spacious and attractive dwelling with huge charm and character, well away from "it all". It has bright, well-proportioned rooms and, by virtue of its open aspect, benefits from a light and bright atmosphere. The extension on the south east elevation of the cottage was designed by 'Fjordhus' (as was the garage too).

The cottage has never had its own electricity supply which is provided by a wind turbine and solar panels with generator back-up. The conservatory provides useful additional space and includes an area used as for growing fruits such as grapes, apricots and tomatoes.

(See floor plans for room layout and dimensions).

Outbuildings

At the back of the cottage are 2 fuel stores as well as a shed that houses the water tank and the pump. Set apart from the cottage is the 'energy shed' where the electricity storage batteries are kept. This building also doubles up as a useful workshop.

The Land

The land extends to approximately 27.62 acres and is predominantly rough grazing. On the western side of the property is a small stone keeb house adjacent to which is the kitchen garden and orchard containing a greenhouse, gooseberry, blackcurrant, redcurrant, raspberry and loganberry bushes. To the south of the house are 3 ponds which have, in the past, been stocked with trout. The land includes a stretch of the Lewenshope Burn and the Earncleuch Burn (which could have some "hydro" potential) running through the property.

Services

Private spring water supply (UV filter in the cottage); private electricity generated by wind turbine (generator back-up); hot water pre-heated by solar panels located on the roof of the cottage, and a solid fuel Raeburn which provides hot water and powers a radiator in the living/ dining room. Communication is by satellite telephone and there is satellite television. These services have not been tested and therefore there is no warranty from the agents.

Access

There is a full right of access to the property from the A708, Yarrow valley road, to Lewenshope Hope. There are 3 bridges along the route which are not part of the property but for which maintenance



responsibility lies with Lewenshope Hope. The track up to the cottage is best traversed using a 4 x 4 vehicle or a vehicle with higher than usual ground clearance.

Outgoings

Council Tax Band A

Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

Entry

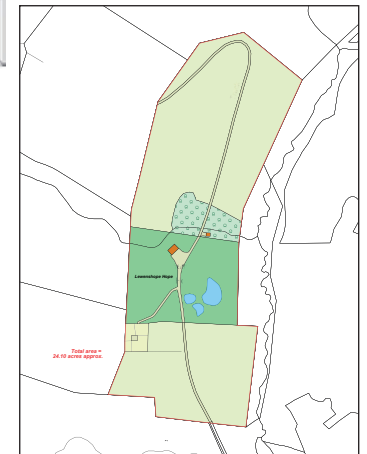
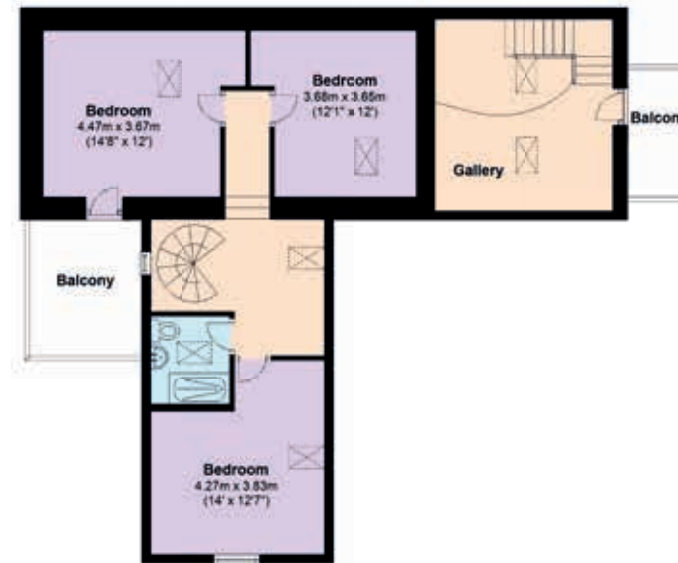
By arrangement.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP. Prior to making an appointment to view, Knight Frank LLP strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.



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